\$1,250,000 - 2804 1 Avenue Nw, Calgary

MLS® #A2219450

\$1,250,000

4 Bedroom, 2.00 Bathroom, 930 sqft Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

Set on a 56-ft x 110-ft OVERSIZED CORNER LOT in the highly coveted community of West Hillhurst, this property offers a rare chance to secure premium inner-city land with serious development upside. Surrounded by multi-million-dollar homes and just steps from everyday amenities, this parcel opens the door to a variety of investment pathsâ€"whether you're envisioning a luxury FOURPLEX with private driveways, TWO DETACHED HOMES, or an upscale semi-detached configuration. Initial development sketches have already been prepared, and conceptual layouts are available upon request, helping fast-track the design and application process. With flexible R-C2 zoning and ample frontage, this lot sets the stage for a high-end build in one of Calgary's most walkable, well-connected neighbourhoods. West Hillhurst is a community that truly offers it all. You're a short walk to Helicopter Park, Made by Marcus, Kensington Village, and countless coffee shops, restaurants, and local businesses along 19th Street NW and Kensington Road. Commuting? Downtown is just minutes away via Memorial Drive or 5th Ave. Recreation? You're close to the Bow River Pathway, Riley Park, West Hillhurst Community Centre, and Houndsfield Heights Tennis Courts. It's also an easy bike ride to the University of Calgary, SAIT, and Foothills & Children's Hospitals, making this location ideal for future resale or rental demand. Infill pockets like thisâ€"corner exposure, oversized







lot, premium areaâ€"don't come around often. The existing bungalow is updated and in solid condition, with a 2023 ROOF, FOUR BEDROOMS (2 up + 2 down), two full bathrooms, and large windows bringing in tons of natural light. The layout includes an open living/dining area, updated kitchen, and a full basement with spacious rec room and laundry. There's also a DOUBLE DETACHED GARAGE and plenty of storageâ€"perfect for generating holding income while planning your build. This is an outstanding land value opportunity in a flagship inner-city location. Whether you're building to sell, hold, or create your dream project, this corner of West Hillhurst gives you the flexibility and prestige to make it happen.

Built in 1955

Essential Information

MLS® # A2219450 Price \$1,250,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 930

Acres 0.14

Year Built 1955

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 2804 1 Avenue Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta

Postal Code T2N 0C8

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Corner Lot, Irregular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 12th, 2025

Days on Market 37

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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